



Building Valuation Determination

Effective January 1, 2009

The most current "*Building Valuation Data, Table 1*" compiled by the International Code Council (ICC) and published in the *Building Safety Journal* magazine shall be used in determining a minimum permit valuation, along with a local cost modifier of .90 in accordance with Kitsap County Code (KCC) Section 14.04.120(A). Building valuation determinations will be automatically updated on January 1st of each year following publication of the August edition of *Building Safety Journal*.

In accordance with the August 2008 edition of "*Building Valuation Data, Table 1*", with the local cost modifier applied (.90), one and two family residential buildings and their associated accessory structures shall have a minimum valuation as follows:

New residential space	\$ 87.15 per sq. foot
New unfinished (or semi-finished) basement of a dwelling	\$ 15.00 per sq. foot
New garage, barn, shed, pole building (unheated, attached or detached)	\$ 33.95 per sq. foot
New deck (greater than 30" to grade or 18" if adjacent to water)	\$ 11.60 per sq. foot*
New free standing roof structures, carports, covered deck	\$ 18.75 per sq. foot*
New foundation under an existing structure	\$ 11.60 per sq. foot*
New second floor of a garage, unfinished storage space	\$ 33.95 per sq. foot
New second floor or addition to a garage, finished space	\$ 52.27 per sq. foot*
New second floor of a garage used as dwelling space	\$ 87.15 per sq. foot
New modular home installed on a land parcel	\$ 87.15 per sq. foot
Interior residential remodel	\$ 17.50 per sq. foot*
Conversion of existing basement or garage to residential space	\$ 52.27 per sq. foot*
Conversion of existing basement or garage to shop/hobby space	\$ 19.05 per sq. foot*
Fences greater than 6 feet high	\$ 11.60 per lineal ft*
Retaining walls (upland, greater than 4' high)	\$ 17.50 per lineal ft*
Bulkhead (shoreline)	\$118.00 per lineal ft*

*Kitsap County Estimate

Commercial building minimum valuations shall be as shown in the *Building Safety Journal* magazine's *Building Valuation Data, Table 1*, (shown on the back of this page) with a local cost modifier of .90 in accordance with KCC 14.04.120(A).

Square Foot Construction Costs ^{a, b, c, d}

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	198.09	191.69	187.24	179.39	168.88	163.90	173.66	154.09	148.42
	Assembly, theaters, without stage	179.41	173.01	168.56	160.71	150.24	145.26	154.97	135.45	129.78
A-2	Assembly, nightclubs	151.36	147.12	143.38	137.79	129.74	126.09	132.96	117.61	113.65
A-2	Assembly, restaurants, bars, banquet halls	150.36	146.12	141.38	136.79	127.74	125.09	131.96	115.61	112.65
A-3	Assembly, churches	182.56	176.16	171.71	163.86	153.36	148.38	158.12	138.57	132.90
A-3	Assembly, general, community halls, libraries, museums	154.36	147.97	142.51	135.66	123.58	120.18	129.93	109.37	104.69
A-4	Assembly, arenas	178.41	172.01	166.56	159.71	148.24	144.26	153.97	133.45	128.78
B	Business	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
E	Educational	168.14	162.47	157.86	150.98	141.50	134.27	145.99	124.54	119.84
F-1	Factory and industrial, moderate hazard	92.98	88.72	83.61	80.88	72.40	69.23	77.63	59.62	56.41
F-2	Factory and industrial, low hazard	91.98	87.72	83.61	79.88	72.40	68.23	76.63	59.62	55.41
H-1	High Hazard, explosives	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	N.P.
H234	High Hazard	87.15	82.89	78.78	75.05	67.75	63.57	71.80	54.97	50.76
H-5	HPM	153.33	147.81	143.08	136.34	124.01	119.35	131.00	108.67	104.20
I-1	Institutional, supervised environment	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
I-2	Institutional, hospitals	258.06	252.55	247.81	241.07	228.10	N.P.	235.73	212.76	N.P.
I-2	Institutional, nursing homes	180.45	174.93	170.20	163.46	151.54	N.P.	158.11	136.20	N.P.
I-3	Institutional, restrained	176.22	170.71	165.97	159.23	148.16	142.50	153.89	132.82	126.35
I-4	Institutional, day care facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
M	Mercantile	112.50	108.26	103.52	98.92	90.48	87.82	94.09	78.34	75.38
R-1	Residential, hotels	155.77	150.50	146.52	140.66	131.24	127.69	141.71	118.97	114.37
R-2	Residential, multiple family	130.60	125.33	121.35	115.49	106.19	102.65	116.67	93.92	89.32
R-3	Residential, one- and two-family	123.28	119.90	116.97	113.77	109.66	106.79	111.84	102.72	96.83
R-4	Residential, care/assisted living facilities	153.80	148.53	144.55	138.69	129.50	125.96	139.98	117.23	112.64
S-1	Storage, moderate hazard	86.15	81.89	76.78	74.05	65.75	62.57	70.80	52.97	49.76
S-2	Storage, low hazard	85.15	80.89	76.78	73.05	65.75	61.57	69.80	52.97	48.76
U	Utility, miscellaneous	65.81	62.22	58.51	55.59	50.20	46.80	52.46	39.63	37.72

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent.
- d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website at www.iccsafe.org/cs/techservices/